

**REPORT OF THE FINANCE SUBCOMMITTEE ON REAL ESTATE & BUSINESS &
ECONOMIC DEVELOPMENT**

July 31, 2013

The Honorable,
The Board of Commissioners of Cook County

SECTION 1

ATTENDANCE

Present: Chairman Garcia, Vice Chairman Murphy, Commissioners Butler, Gorman Reyes, Schneider and Steele (7)

Absent: None (0)

Also Present: Patrick Driscoll, Jr. – Deputy State's Attorney and Chief, Civil Actions Bureau.

Ladies and Gentlemen:

Your Committee on Finance Subcommittee on Real Estate & Business & Economic Development of the Board of Commissioners of Cook County met pursuant to notice on Wednesday, July 31, 2013 at the hour of 1:15 P.M. in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois.

Chairman Garcia asked the Secretary of the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107(dd).

1. George Blakemore, Concerned Citizen

Your Committee has considered the following item and upon adoption of this report, the recommendation is as follows:

324320 BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated July 11, 2013 from Herman Brewer, Chief:

respectfully submitting this resolution regarding Brigham Construction Company and U-Store-It Midlothian, LLC's request for a Class 8 property tax incentive for special circumstances and substantial rehabilitation for an commercial building located at 3647 W. 147th Street and 14723 S. Lawndale Ave., Midlothian, Illinois 60445, Illinois. The applicant intends to lease the site to its company U-Store-It Midlothian, LLC a self-storage facility.

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Brigham Construction Company and U-Store-It Midlothian, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for more than 24 months; has been purchased for value; and substantial rehabilitation will be completed under the Class 8 Ordinance. This resolution is required so that the company can complete its application to the Assessor of Cook County.

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President and Joan Patricia Murphy, County Commissioner.

PROPOSED RESOLUTION

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an industrial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from Brigham Construction Company/ U-Store-It Midlothian, LLC and Resolution No. 13-0522-A from the Village of Midlothian for an abandoned industrial facility located at 3647 W. 147th Street and 14723 S. Lawndale Ave. Midlothian, Illinois 60445, Cook County, Illinois, Cook County District 6, and Permanent Index Number 28-11-305-016-0000, 28-11-305-017-0000 and 28-11-305-003-000 .

WHEREAS, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS; industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year.

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for purpose of Class 8; and

WHEREAS, in the case of abandonment of more than 24 months and no purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 8 requires the validation by the County Board of the period of qualifying abandonment in cases where the facility has been abandoned for more than 24 consecutive months with no purchase for value; and

WHEREAS, the Cook County Board of Commissioners has determined that the building was abandoned for 26 months at the time of application, and that special circumstances are present; and

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WHEREAS, the applicant estimates that the re-occupancy will create 2 new full-time jobs and 3 part-time jobs; and create 15 or more construction jobs; and

WHEREAS, the Village of Midlothian states the Class 8 is necessary for development to occur and that special circumstances exist which include the subject property has been vacant for more than 24 months there has been no purchase for value; and that the subject property is in need of substantial rehabilitation; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, State of Illinois, that the President and Board of Commissioners validate the property located at 3647 W. 147th Street and 14723 S. Lawndale Ave., Midlothian, Illinois 60445, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 8; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

***Referred to the Finance Subcommittee on Real Estate & Business & Economic Development on 7-17-13.**

Vice Chairman Murphy, seconded by Commissioner Butler, moved to suspend the rules to take up Communication No. 324320. The motion carried.

Vice Chairman Murphy, seconded by Commissioner Butler, moved Approval of Communication No. 324320. The motion carried.

Vice Chairman Murphy moved to adjourn the meeting, seconded by Commissioner Reyes. The motion carried and the meeting was adjourned.

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SECTION 2

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION
WITH REGARD TO THE MATTERS NAMED HEREIN:**

Communication Number 324320

Recommend for Approval

Respectfully submitted,
Finance Subcommittee on Real Estate &
Business & Economic Development



JESÚS G. GARCÍA, Chairman

Attest:



Matthew B. DeLeon, Secretary

*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at <http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/>